



19 DOONVALE PLACE

AYR

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4 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

A substantial modern detached villa constructed by Miller Homes with south easterly facing rear garden and occupying a quiet cul de sac which forms part of the highly regarded Alloway Primary School catchment area.

Enjoying one of the preferred plots within this highly regarded development the Nairn model is a simply superb family home. It is presented to the market in pristine condition and the focal point of the house is a fabulous open kitchen/dining /conservatory arrangement which has double doors out to a south east facing decked patio - perfect for summer entertaining.

The subjects are ideally suited towards the professional/ family market. With accommodation formed across three levels there is enough space and privacy required for larger families. The interior specification is first class and includes a new central heating system and the decor is finished in calm neutral tones.

In more detail the accommodation comprises covered porch, reception hall, cloaks/WC, formal bay windowed lounge, fully fitted kitchen with dining area with patio doors, large conservatory, useful utility room, family/ tv room and separate dining room/ study or office.

The first floor has three double bedrooms with fitted wardrobes and a family bathroom. Two of the bedrooms have en suite shower rooms and the principle bedroom has a walk in dressing room. In addition the third bedroom enjoys shared access to the family bathroom.

The second floor has a fourth double bedroom with an en suite shower room. The property is double glazed and has a new gas fired central heating system.

Outside the front garden has a grassed area and monobloc driveway which provides private off road parking and hard standing for three vehicles as well as access to a double integral garage.

The rear garden has south easterly aspects with good size lawn, decked and paved patios, well stocked shrubbery borders. There is further area to the side accessed via a wooden gate which houses a wooden garden shed.

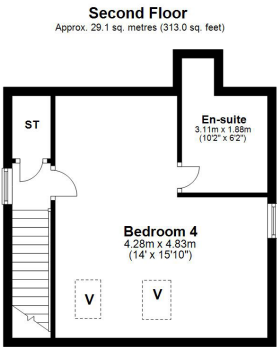
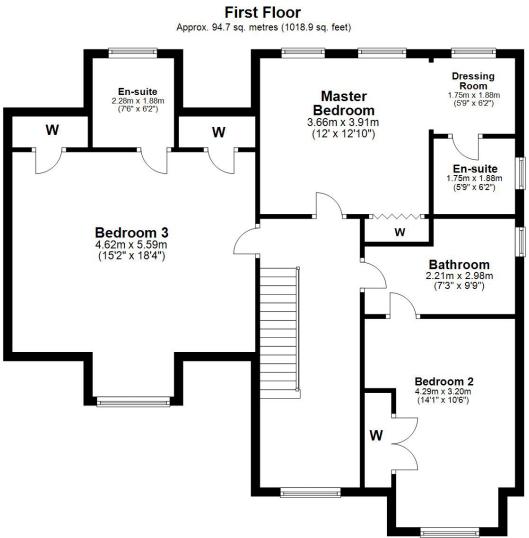
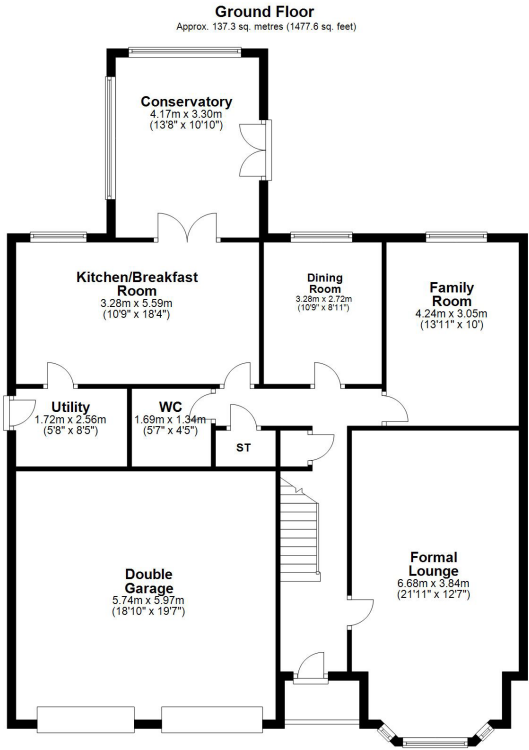
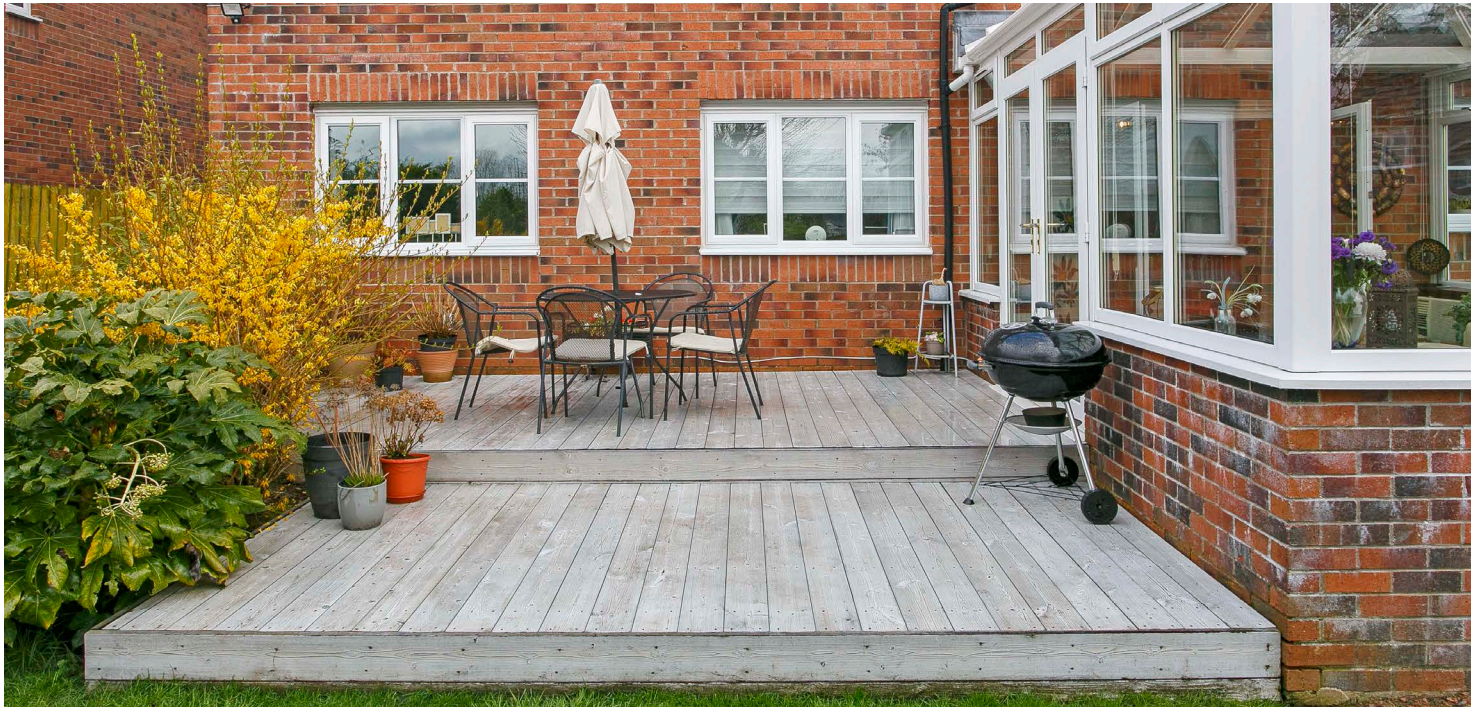
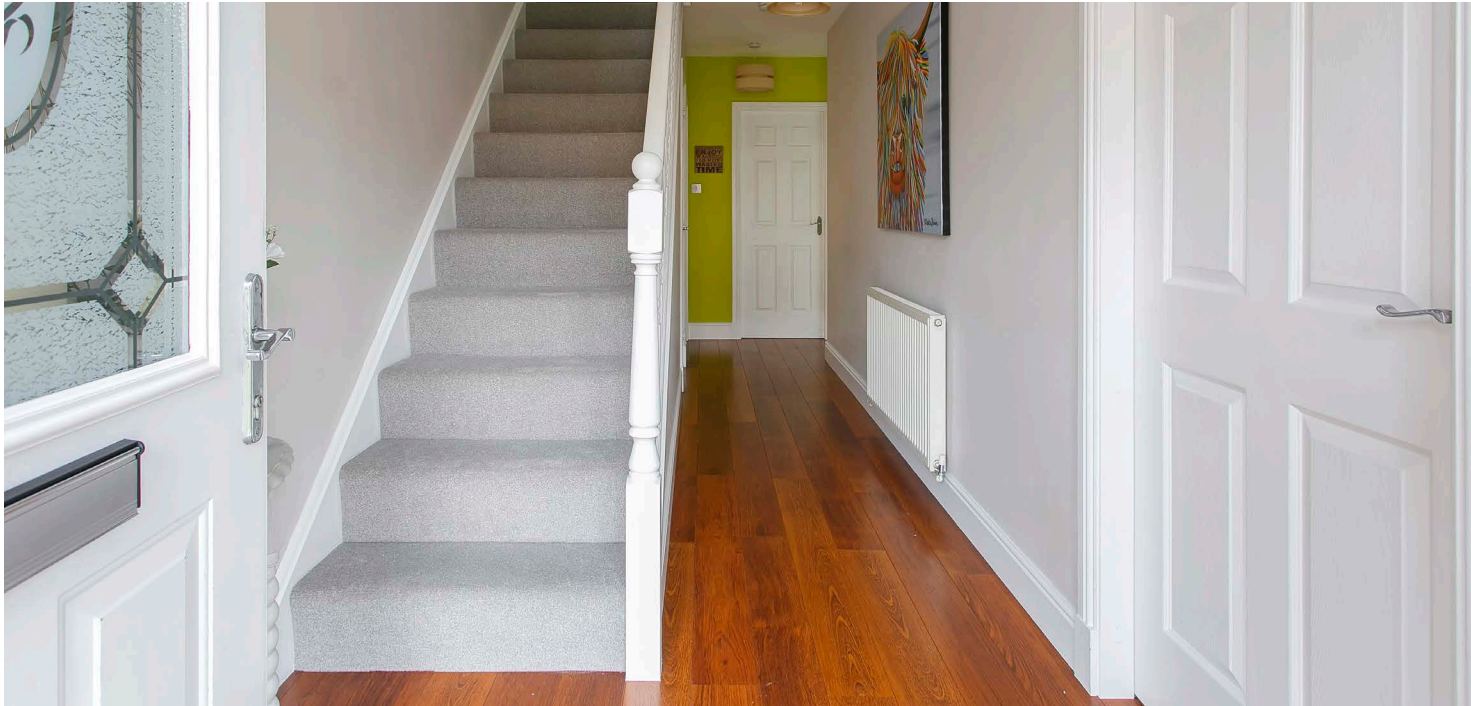












Alloway has a highly regarded primary school, post office and pharmacy, gift shop, beauticians, Poets Corner coffee shop, Belleisle Park and Golf Courses, Rozelle Park with the MacLaurin Art Gallery, Cambusdoon Sports Club and Ayr Rugby Club.

Communications are excellent, with main line rail service to Glasgow and the A/M77 trunk road that provides swift commuting by road. Ayr town centre offers a wide range of retailers together with an excellent choice of restaurants, bars and coffee shops.

AY4068 | Sat Nav: 19 Doonvale Place, Ayr, KA6 6FD

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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